020.A	0004	0505.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	455,300	/	455,300
USE VALUE:	455,300	/	455,300
ASSESSED:	455,300	/	455,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 505

Owner 1:	FABIANO JOHN G/ TRUSTEE
Owner 2:	JEROME P FACHER REVOCABLE TRU
Owner 3:	
Street 1:	31 HOMEWOOD RD
Street 2:	
Twn/City:	WABAN
St/Prov:	MA Cntry Own Occ: N
Postal:	02468 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 1194 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	455,300			455,300
Total Card	0.000	455,300			455,300
Total Parcel	0.000	455,300			455,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.32 | /Parcel: 381.32

Legal Description

User Acct 145961

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 12/14/17

!1810!

PREVIOUS ASSESSMENT

Parcel ID 020.A-0004-0505.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	455,300	0	.		455,300		Year end	12/23/2021
2021	102	FV	441,400	0	.		441,400		Year End Roll	12/10/2020
2020	102	FV	428,600	0	.		428,600	428,600	Year End Roll	12/18/2019
2019	102	FV	402,000	0	.		402,000	402,000	Year End Roll	1/3/2019
2018	102	FV	358,200	0	.		358,200	358,200	Year End Roll	12/20/2017
2017	102	FV	332,500	0	.		332,500	332,500	Year End Roll	1/3/2017
2016	102	FV	332,500	0	.		332,500	332,500	Year End	1/4/2016
2015	102	FV	311,300	0	.		311,300	311,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:37:15

LAST REV

Date	Time
02/03/21	11:34:08
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1810

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16329-289		8/1/1985		152,100	No	No		Jerome Facher dod 9/19/2019 ownership transfe

USER DEFINED

Prior Id # 1:	145961
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2009	1142	Redo Bat	6,800					

ACTIVITY INFORMATION

Date	Result	By	Name
2/3/2021	Mail Update	MM	Mary M
12/14/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6049																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	W10 - WATER 10		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	W - Water View
Total Units:	
Floor:	5 - 5th Floor
% Own:	0.441900015
Name:	34 - 6049

DEPRECIATION

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.4	%

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.00251257
Const Adj.:	1.12058103
Adj $ / SQ:	365.104
Other Features:	32918
Grade Factor:	1.00
NBHD Inf:	1.22000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	571999
Depreciation:	116688
Depreciated Total:	455312

COMMENTS

641-0897,Building Number 34.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	4	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	445.43
Special Features:	0	Val/Su Net:	381.32
Final Total:	455300	Val/Su SzAd	381.32

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,194	365.100	435,934
Net Sketched Area:		1,194	Total:	435,934
Size Ad	1194	Gross Area	1194	FinArea 1194

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.A-0004-0505.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc